

ITEM 7-A

HISTORICAL ADVISORY BOARD AGENDA REPORT

DATE: June 2, 2011

TO: HONORABLE CHAIR AND MEMBERS OF THE
HISTORICAL ADVISORY BOARD

FROM: Simone Wolter, Planner
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APPLICATION: **Certificate of Approval – PLN11-0140 – Matt Lovering – 1350 & 1352 Broadway.** The applicant requests approval for the demolition of more than 30% of the value of a pre-1942 single-family dwelling.

ZONING DISTRICT: R-4, Neighborhood Residential

GENERAL PLAN: Medium Density Residential

EXECUTIVE SUMMARY

The applicant proposes to remove two existing rear and side additions on the duplex structure that was built prior to 1909. The ground floor and second story additions were both likely added in the early 1920s. Because the removal of the rear additions constitutes more than 30% of the value of the structure, the HAB must approve the demolition. Pending HAB approval, the rear additions would then be replaced by an bigger, two-story addition which would expand the main structure by approximately 310 square feet. The structure is listed as a 'H' resource on the Historic Study List.



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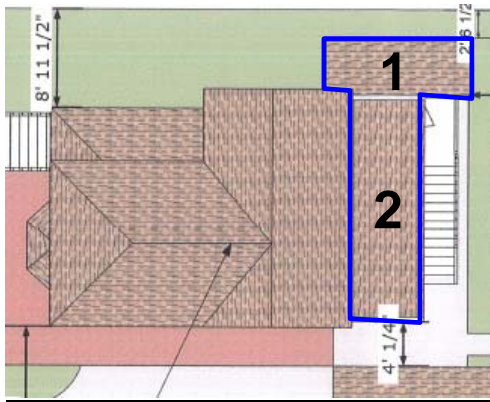
STAFF ANALYSIS

On April 25, 2011 the applicant submitted an application for a Design Review and Certificate of Approval for the demolition of more than 30% of the value of a pre 1909 residence listed as an 'H' resource on the Historic Study List.

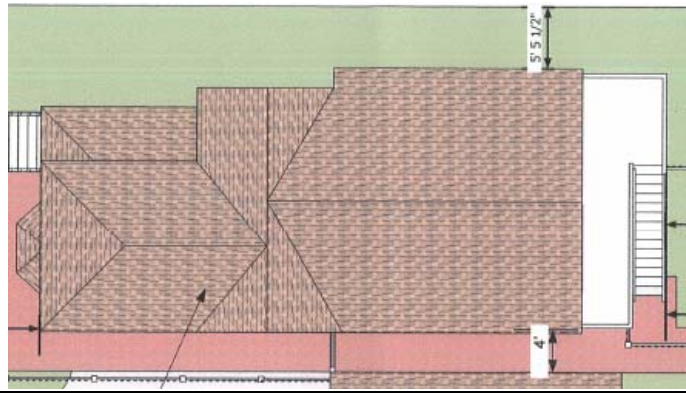
The structure was built in 1870 in the style of the High Basement Italianate Cottage. However, the builder and architect are unknown. The applicant proposes to remove a side addition on the ground floor and a two-story addition on the rear from an 'H'-rated structure. All additions were likely added in the early 1920s. Originally, the two-story rear addition may have been an open porch that was later enclosed and used as habitable space. City records provide no evidence that the house represents the work of a master, possesses high artistic values, or is related to a significant historic event or person.

The ground floor additions to the side and rear of the main structure are in poor condition and in order to expand the building square footage to the desired dimensions, the proposal calls for the removal of these additions. As can be seen on the image below, the rear addition does not appear to be architecturally fully integrated into the original structure.





Existing Additions



Proposed Addition

The area attributed to Addition 1 is approximately 42 square feet. The two story addition attributed to Addition 2 has a footprint of approximately 140 square feet. The removal of these additions presents a technical demolition under the terms of the Historic Preservation Ordinance. However, the removal of said additions will not impact the original and historic character of the residence. The original residence is not being demolished.

Because this structure is not a historic monument or landmark, the replacement structure will follow the Design Review process to ensure architectural integration into the historic structure.

If this certificate of approval is granted, construction on the replacement addition can proceed to follow the plans approved under the design review application. The proposed work will return the property into a single-family residence. As proposed, the new addition with new wood siding and Marvin clad windows will more be more in keeping with the architectural character of the historic structure.

FINDINGS

The demolition constitutes more than thirty percent of the total value of the house, which requires a Certificate of Approval for Demolition by the Historical Advisory Board. Staff suggests the following findings in support of the Certificate of Approval:

1. The structure be demolished does not represent the work of a master or possess high artistic values. Staff determined that the original structure cannot be attributed to any particular architect or builder. Review of City resources indicates that this structure was not the work of a master.
2. There are no events associated with this property that make a significant contribution to the history or cultural heritage of local or regional history

Review of City records and historic resources publications has not provided any additional information that suggests that this structure has historical and cultural merit.

3. The property is not associated with persons important to local, state or national history. Staff was unable to find any records that define the property as containing historical and cultural merit (also see findings 1 & 2 above).

ENVIRONMENTAL REVIEW

This proposed project is Categorically Exempt from additional environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines, Section 15301(l)(1) – Existing Facilities.

PUBLIC NOTICE

This agenda item was advertised in the Alameda Journal on May 11, 2011. Notices were mailed on May 11, 2011 to residents and property owners within 100 feet of the project location, the appellants, and interested parties who have requested to be notified of upcoming hearings for this project. Staff has not received any public comments on this project.

RECOMMENDATION

Find the project Categorically Exempt from CEQA and approve the Certificate of Approval for Demolition for rear additions of approximately 180 square feet that are likely from the early 1920s.

RESPECTFULLY SUBMITTED BY:

REVIEWED BY:

SIMONE WOLTER
PLANNER

MARGARET KAVANAUGH-LYNCH
PLANNING SERVICES MANAGER

Attachment(s):

1. Resolution
2. Site Plan
3. Pictures